

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – N/S Forge Road, * ZONING COMMISSIONER
400' E of Richlyn Road *
(4510 Forge Road) * OF BALTIMORE COUNTY
11th Election District *
5th Council District * Case No. 02-266-XA

Sokol Baltimore, Inc. *
Petitioners *

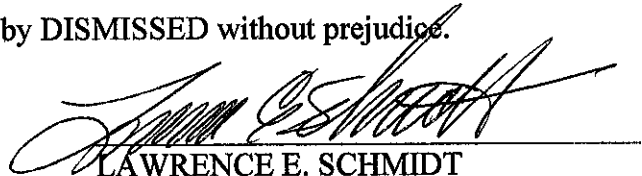
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

WHEREAS, this matter was scheduled for a public hearing on February 25, 2002, and rescheduled at the request of all parties present for Friday, March 22, 2002 as the result of a late appearance by J. Carroll Holzer, Esquire, on behalf of the opponents, the Perry Hall Improvement Association.

WHEREAS, by letter dated March 19, 2002 from Leslie M. Pittler, Esquire, Counsel for the Petitioners, the owner of the subject property has decided to withdraw their Petitions.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of March, 2002 that the Petitions for Special Exception and Variance filed in the above-captioned matter be and the same are hereby DISMISSED without prejudice.


LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

cc: Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Towson, Md. 21204
Mr. Bohus Bata, V.P., Sokol Baltimore, Inc.
610 Eliot Road, Pasadena, Md. 21122
J. Carroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21286
Mr. David Marks, President, Perry Hall Improvement Assoc.
P.O. Box 63, Perry Hall, Md. 21128
People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 3/28/02

By [Signature]

Leslie M Pittler P.A.

Attorney at Law

Suite 610

29 West Susquehanna Ave

Towson, Maryland 21204

MAR 19 2002

March 19, 2002

Telephone: 410-823-4455

Fax: 410-583-7611

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Re: Case Number: 02-266-XA, 4510 Forge Road
Special Exception/Variance

Dear Mr. Commissioner:

This will confirm our telephone discussion of this date in regard to the above-captioned matter, that the Petitioner has requested that I dismiss this case scheduled for Friday, March 22, 2002. I have telephoned Mr. Holzer and have so advised him and I will see to it that he receives a copy of this letter of dismissal.

Thank you for your assistance in this matter.

Very truly yours,



Leslie M. Pittler

Cc: Sokol of Baltimore, Inc.
J. Carroll Holzer, Esq.

*Bill -
Do on order
of Dismissal
w/o Prejudice
JGP
3/19/02*



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4510 Forge Rd.
 which is presently zoned DR2H&DR3.5H

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

1. The construction of a Community Center in a D.R. zoned property in accordance with section 1B01.(c)(4) of the Baltimore County Zoning Code.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print Leslie M. Pittler
 Signature *Leslie M. Pittler*
 Company (410) 823-4455
 Address 29 W. Susquehanna Ave., Ste 610
 Telephone No. _____
 City Towson, State MD Zip Code 21204

Legal Owner(s):

Name - Type or Print Sokol Baltimore, Inc.
 Signature _____
 Name - Type or Print Mr. Bohus Bata, Vice-Pres.
 Signature *Bohus Bata*
 610 Eliot Rd. (410) 437-1656
 Address _____ Telephone No. _____
 Pasadena, MD 21122
 City _____ State _____ Zip Code _____

Representative to be Contacted:

Name Leslie M. Pittler
 (410) 823-4455
 Address 29 W. Susquehanna Ave., Ste 610
 Telephone No. _____
 Towson, MD 21204
 City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3 1/2 hrs.
 UNAVAILABLE FOR HEARING _____

Reviewed By *[Signature]* Date 12-20-01

Case No. 02-266-XA

220 09/15/98

ORDER RECEIVED FOR FILING
 Date 3/24/02
 By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4510 Forge Rd.

which is presently zoned DR2H&DR3.5H

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409(4) to provide 301 parking spaces in lieu of 350 required

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The practical difficulty or hardship is the location of the existing stream and associated 75' stream buffer which does not allow for any disturbance within the buffer. Which does not allow for expansion of parking to the north. In addition we wish to maintain the existing forest undisturbed to the east which further precludes expanding parking to the east.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Leslie M. Pittler
Name - Type or Print _____
Signature _____
Leslie M. Pittler
Company (410)823-4455
29 W. Susquehanna Ave Ste 610
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Sokol Baltimore, Inc.
Name - Type or Print _____
Signature _____
Mr. Bohus Bata Vile Pres.
Name - Type or Print _____
Signature _____
610 Eliot Rd (410)437-1656
Address _____ Telephone No. _____
Pasadena MD (410)437-1656
City _____ State _____ Zip Code _____

Representative to be Contacted:

Leslie M. Pittler
Name (410)823-4455
29 W. Susquehanna Ave, Ste 610
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See Sp. Ex.

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 12-20-01

Case No. 02-266-XA



**BOHLER
ENGINEERING, P.C.**

810 Gleneagles Court, Suite 300
Towson, MD 21286
410.821.7900
410.821.7987 fax
md@bohlereng.com

DECEMBER 10, 2001

**ZONING DESCRIPTION
OF THE LANDS OF
SOKOL, BALTIMORE
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND**

BEGINNING AT A POINT APPROXIMATELY 400 FEET SOUTHEAST OF
RICHLYN ROAD ON THE NORTHERNMOST SIDE OF FORGE ROAD AND
REFERRING SAID COURSES AND DISTANCES TO THE MARYLAND STATE
GRID MERIDIAN NAD 83 NORTH VIZ;

1. NORTH 24 DEGREES 04 MINUTES 30 SECONDS EAST 287.15 FEET TO A
POINT; THENCE,
2. NORTH 81 DEGREES 18 MINUTES 22 SECONDS WEST 125.65 FEET;
THENCE, ALONG SECTION ONE RICHLYN MANOR NORTH 43 DEGREES 02
MINUTES 09 SECONDS EAST 1706.69 FEET; THENCE, ALONG PROPERTY
OWNED BY THE STATE OF MARYLAND SOUTH 50 DEGREES 43 MINUTES
21 SECONDS EAST 444.65 FEET; THENCE,
3. SOUTH 43 DEGREES 36 MINUTES 08 SECONDS WEST 1462.52 FEET;
THENCE,
4. NORTH 46 DEGREES 15 MINUTES 12 SECONDS WEST 137.13 FEET;
THENCE,
5. SOUTH 43 DEGREES 44 MINUTES 48 SECONDS WEST 314.50 FEET;
THENCE,
6. SOUTH 10 DEGREES 05 MINUTES 48 SECONDS WEST 50.00 FEET TO
FORGE ROAD; THENCE BOUNDING FORGE ROAD NORTH 81 DEGREES 13
MINUTES 52 SECONDS WEST 164.26 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL 731,176 SQUARE FEET OR 16.38 ACRES OF LAND MORE
OR LESS, ALSO KNOWN AS 4510 FORGE ROAD, PERRY HALL, MARYLAND
21128.



266

Other Office Locations:

■ Watchung, NJ 908.668.8300	■ North Wales, PA 215.393.8300	■ Melville, NY 631.872.2000	■ Sterling, VA 703.709.9500	■ Southboro, MA 508.480.9900	■ Albany, NY 518.438.9900	■ Center Valley, PA 610.797.3000
--------------------------------	-----------------------------------	--------------------------------	--------------------------------	---------------------------------	------------------------------	-------------------------------------

CIVIL & CONSULTING ENGINEERS ■ SURVEYORS ■ TRAFFIC CONSULTANTS ■ ENVIRONMENTAL & GEOTECHNICAL ENGINEERS

www.bohlereng.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 03000
~~266~~

DATE 12/21/01 ACCOUNT R-001-046-6150

AMOUNT \$ 550.00

RECEIVED FROM: Leila M. Pittler

FOR: Commercial Special Exception & Variance for
24510 Forge Rd.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

12/21/2001

CASHIER ONE AND DRAFTER

RECEIPT # 159762

FOR JURING VERIFICATION

AMOUNT

550.00

550.00

00

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-266-XA
4510 Forge Road
M/S Forge Road, 400' SE
Richlyn Road

11th Election District
3rd Councilmanic District
Legal Owner(s): Bohus Bata
Variance: to provide 301
parking spaces in lieu of
350 required. **Special Ex-**
ception: for Community
Building

Hearing: Monday, Febru-
ary 25, 2002 at 2:00 p.m.
in Room 487, County
Courts Building, 401 Bos-
ley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

2/029 Feb. 7 C519552

CERTIFICATE OF PUBLICATION

2/7/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 2/7/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-266-XA

Petitioner/Developer: _____

Sokol Baltimore, Inc.

Date of Hearing/Closing: 2-25-02

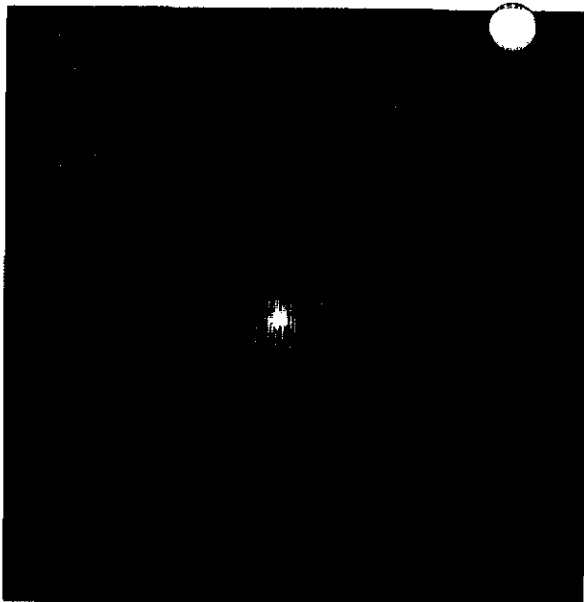
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 4510 Forge Road
Baltimore, MD 21128

The sign(s) were posted on February 7, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 2/7/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-266-XA

Petitioner: SPKEL Baltimore Inc.

Address or Location: 4510 Forge Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leslie M. Pittler Esq.

Address: 29 W. Susquehanna Ave., Suite 610
Towson, Md. 21204

Telephone Number: (410) 823-4455

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 7, 2002 Issue – Jeffersonian

Please forward billing to:

Leslie M Pittler Esquire
29 W Susquehanna Avenue
Suite 610
Towson MD 21204

410 823-4455

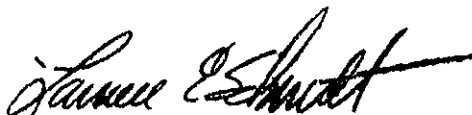
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-266-XA
4510 Forge Road
N/S Forge Road, 400' SE Richlyn Road
11th Election District – 5th Councilmanic District
Legal Owner: Bohus Bata

Variance to provide 301 parking spaces in lieu of 350 required. Special Exception for Community Building

HEARING: Monday, February 25, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 28, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-266-XA
4510 Forge Road
N/S Forge Road, 400' SE Richlyn Road
11th Election District – 5th Councilmanic District
Legal Owner: Bohus Bata

Variance to provide 301 parking spaces in lieu of 350 required. Special Exception for Community Building

HEARING: Monday, February 25, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Leslie M Pittler, 29 W Susquehanna Avenue, Suite 610, Towson 21204
Mr. Bohus Bata VP, Sokol Baltimore Inc, 610 Elliott Road, Pasadena 21122

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, FEBRUARY 25, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 22, 2002

Leslie M Pittler
29 W Susquehanna Avenue, Suite 610
Towson MD 21204

Dear Mr. Pittler:

RE: Case Number: 02-266-XA, 4510 Forge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning

Review

WCR: gdz

Enclosures

c: Mr. Bohus Bata, Sokol Baltimore Inc, 610 Eliot Road, Pasadena 21122
People's Counsel

Come visit the County's Website at www.co.ba.md.us



Ho
3/22

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item No. 266

The Bureau of Development Plans Review has reviewed the subject zoning item.

The area served by the Richlyn Manor Treatment Plant is currently identified as a deficient area under the Basic Services Growth Management regulations, and no new sanitary sewer connections for unimproved property will be allowed.

RWB:HJO:cab

cc: File

MAR 5



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: 265, (266), 272, 277, 281, 286, 288, 291, & 292

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



JS
3/22

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor ^{TG}
DATE: February 28, 2002
SUBJECT: Zoning Item 266
Address 4510 Forge Road

Zoning Advisory Committee Meeting of 1/28/02

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Additional Comments:

Proposed layout may have to be revised to comply with the Forest Buffer required by regulations for the protection of water quality.

Reviewer: Glen Shaffer

Date: 2/28/02

file
2/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 31, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 4510 Forge Road

JAN 31 2002

INFORMATION:

Item Number: 02-266

Petitioner: Sokol Baltimore, Ltd.
c/o Bohus Bata

Zoning: DR 2H/DR 3H

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to provide 301 parking spaces in lieu of the minimum required 350 spaces.

Prepared by: Maria A. Cump

Section Chief: Jeffrey W. Long

AFK:MAC:

*Res
2/25*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 4510 Forge Road – **REVISED COMMENTS**

INFORMATION:

Item Number: 02-266

Petitioner: Sokol Baltimore, Ltd.
c/o Bohus Bata

Zoning: DR 2H/DR 3H

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to provide 301 parking spaces in lieu of the minimum required 350 spaces contingent upon the following:

1. Submit elevation drawings to this office for review and approval prior to the issuance of any building permits.

Prepared by: *Maria A. Coughlin*

Section Chief: *Lynn Terhune*

AFK:MAC:

FEB 25



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.62

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 266 JSS

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
4510 Forge Road, N/S Forge Rd,
400' SE of Richlyn Rd
11th Election District, 5th Councilmanic

Legal Owner: Sokol Baltimore, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-266-XA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



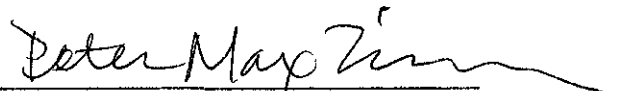
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esq., 29 W. Susquehanna Avenue, Suite 610, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner

February 25, 2002

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Forge Road, 400' SE of Richlyn Road
(4510 Forge Road)
11th Election District – 5th Council District
Sokol Baltimore, Inc. - Petitioners
Case No. 02-266-XA

Dear Mr. Pittler:

This letter is to confirm that the above-captioned matter, which was postponed in open hearing this date, has been rescheduled, at the convenience of all parties present, for Friday, March 22, 2002 at 9:00 AM in Room 106 of the County Office Building in Towson. It will not be necessary to have the property re-posted or re-advertised.

Should anyone have any questions concerning the rescheduling of this matter, please do not hesitate to call me. Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Bohus Bata, Vice President, Sokol Baltimore, Inc.
610 Eliot Road, Pasadena, Md. 21122
J. Carroll Holzer, Esquire, Holzer & Lee
708 Fairmount Avenue, Towson, Md. 21286
Mr. David Marks, President, Perry Hall Improvement Assoc.
P.O. Box 63, Perry Hall, Md. 21128
Mr. George Zahner, DPDM; Case File





IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63, Perry Hall, MD 21128

February 20, 2002

The Honorable Lawrence Schmidt
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Dear Commissioner Schmidt:

The Perry Hall Improvement Association (PHIA) respectfully requests that you delay the special exception hearing scheduled for Bohus Bata for Monday, February 25 (02-266-XA). The special exception deals with construction of a community center at Hidden Valley and Forge Roads in Perry Hall.

As you know, no Community Input Meeting is required for this project; however, the Perry Hall Improvement Association held an informal meeting last night between the petitioner and the neighborhood. The neighborhood expressed many concerns about the project, including parking, lighting, traffic, and community compatibility. This structure is a major facility that has not gone through the typical development review process and will clearly impact hundreds of homes in the Honeygo area of Perry Hall. We respectfully request that the hearing be delayed to give the community more time to consider its position on the project.

There is no rush to build this project when it will have a profound impact on a part of Perry Hall that is presently rural and lightly residential. Please grant a delay for this hearing.

If you have any questions, please contact Bill Libercci at (410) 256-0675.

Respectfully:

David Marks

President

Perry Hall Improvement Association

All requests for postponements made within five working days of a scheduled hearing must be submitted to the zoning commissioner for his determination. However, it is my understanding that the attorney for the petitioner in this matter has agreed to a postponement. The property at issue will then be reposed with the new hearing date.

>>> <Merpsht@aol.com> 02/21/02 12:06PM >>>

I am writing regarding a hearing scheduled for Monday, February 25 for a special exception to permit building a recreation center behind Richlyn Dr near Forge Rd and Hidden Valley Rd in Perry Hall. I am requesting that this hearing be delayed so that the community can be better prepared to defend itself against this project. This is not the location for a facility such as this. I strongly oppose this project, as do all of my neighbors. Please delay this hearing so that as many of us as possible can be represented.

Maripat Schap
9821 Richlyn Dr.
Perry Hall, Md 21128

Pursuant to the rules of procedure, all requests for postponements made within five working days of a scheduled hearing must be submitted to the zoning commissioner for a determination. However, it is my understanding that the attorney for the petitioner in this matter has agreed to a postponement. the property will then be reposted with the new hearing date.

>>> "Sechafer, Faye M." <Faye.M.Sechafer@ssa.gov> 02/21/02 10:54AM >>>
Arnold Jablon,

On Monday, February 18, 2002, I was informed by a fellow neighbor that "Sokol of Baltimore" was planning to build a 30,000 square foot building in my residential neighborhood under a "quasi-judicial decision". We have asked for a delay in the hearing which is scheduled for Monday, February 25, 2002 so that we can prepare a fight against this development. This whole development project has been kept very hush, hush and our community is outraged... that we only found out about this by accident a few days ago. It is only fair to delay the hearing for the Sokol project considering that our entire community feels very strongly about not having this facility in our residential area.

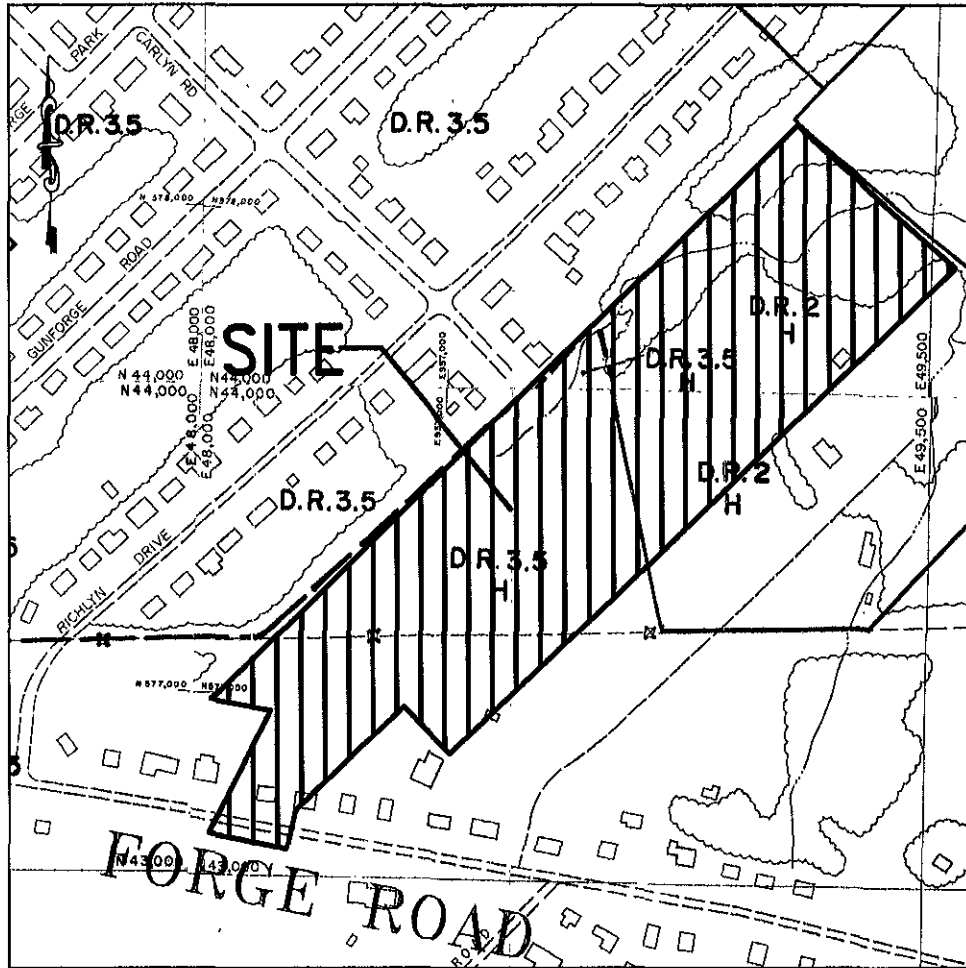
This building will be totally out of character in our community that borders the Gun Powder State Park. The size of this building is horrendous! They want to put it up in between the Gunpowder state park and the back yards of people in my community. This is a location that has to be entered by a one lane driveway that is used as a common driveway by the people who live around this field. They told us that they are going to put up a 30 foot retaining wall and 35 parking lot spotlights. The parking lot will be large enough to hold over 300 cars! This will be the new picturesque setting that the people of this community will have to look at when they are in their back yards, instead of the deer and wildlife of the Gun Powder State Park that now graze in this field. Doesn't that sound nice? Property value will plummet, and a lot of the people who live in these homes have lived here for 20 - 30 years.. their homes are their retirement, and now that is going to be taken away from them too. Who would want to buy a house with a 30 foot retaining wall in their back yard??

Something has to be done about this.... we need a stay so that we can SAVE our community!!!

If you can't help us PLEASE tell me who can???????

Faye M. Sechafer
Social Security Administration
(410)966-3250
OITA/EPB
faye.m.sechafer@ssa.gov

Faye M. Sechafer
(410)966-3250
OITA/EPB
faye.m.sechafer@ssa.gov



ZONING MAP

SCALE: 1"=400'

NE, 11-1

266

TITLE:

ZONING MAP

SCALE: (H) AS
(V) SHOWN

DATE:

12/11/01

DRAWN BY:

T.A.C.

CAD I.D. #: M12040SS2

PROJECT #: MD012040

BOHLER ENGINEERING, P.C.

• CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS
• ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS

810 GLENEAGLES COURT
SUITE 300

TOWSON, MARYLAND 21286

22630 DAVIS DRIVE
SUITE 200

STERLING, VA 20164

776 MOUNTAIN BLVD.,
WATCHUNG, N.J. 07060

(908) 668-8300 PH: (410) 821-7900 FAX: (410) 821-7987

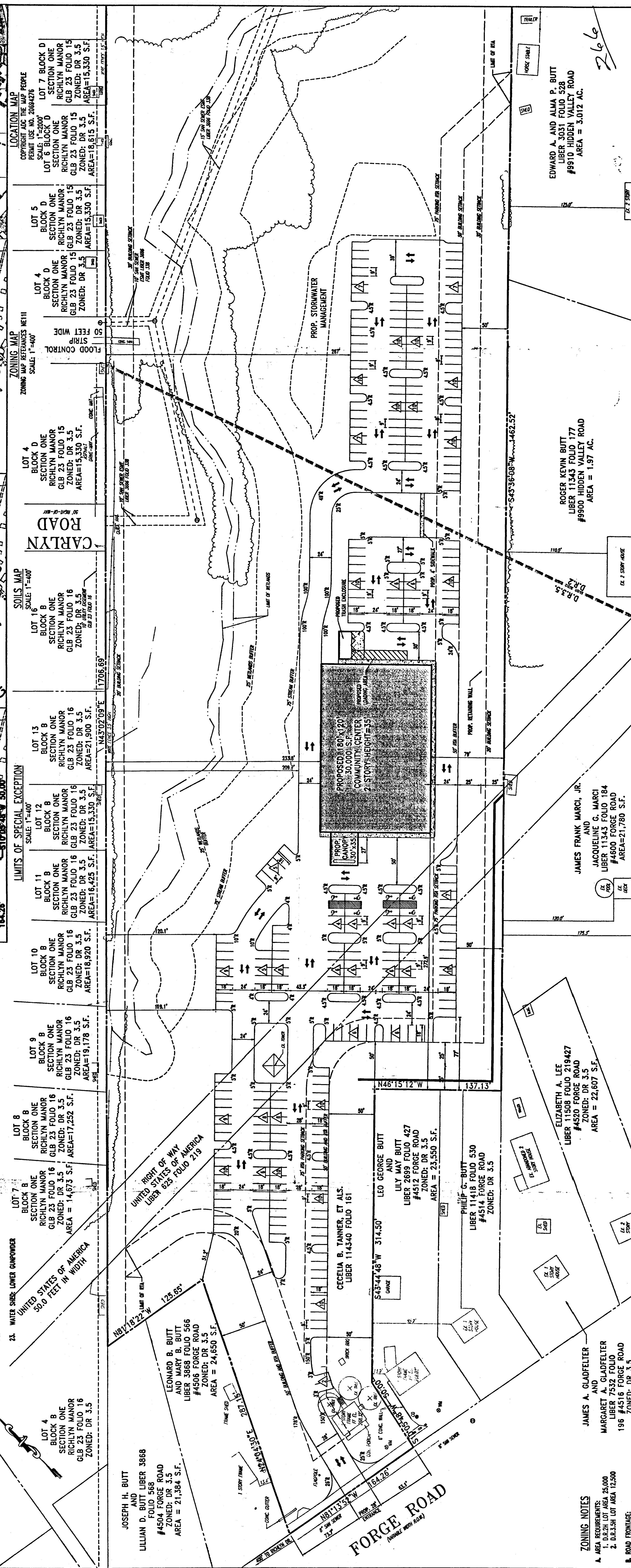
(703) 709-9500

PROJECT:

SOKOL BALTIMORE, INC.
PROPOSED COMMUNITY CENTER
FORGE ROAD
BALTIMORE, MARYLAND

SITE INFORMATION

1. THIS PLAN IS BASED ON INFORMATION OBTAINED FROM A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, FILE NO. C01045 DATED: 10/03/01.
2. ZONED: D.R.3.5 (DENSE RESIDENTIAL) AREA = 340,303 S.F. OR 8.86 AC.
D.R.2.5 (DENSE RESIDENTIAL) AREA = 340,072 S.F. OR 7.83 AC.
3. TOTAL SITE AREA: 731,178 S.F. OR 16.78 AC.±
4. EXISTING FLOOR AREA: 1,440 S.F.
5. PROPOSED FLOOR AREA: 25,000 S.F.
6. MAXIMUM FLOOR AREA RATIO: 2.0
7. EXISTING FLOOR AREA RATIO: 0.002
8. DEED REFERENCE: LIBER 11434 FOLIO 161
9. OWNER/APPLICANT: *
SOKOL, BALTIMORE
610 ELIOT ROAD
ATLANTA, GA 30328
PHONE: (410) 437-1656
10. THERE ARE WETLANDS WITHIN THE SITE BOUNDARY.
11. TAX ACCOUNT NO.: 1102086150
12. ELECTION DISTRICT: 11
13. COUNCIL MANIC DISTRICT: 5
14. EXISTING USE: RESIDENCE
15. PROPOSED USE: COMMUNITY BUILDING
16. CONSENT TRACT: 317
17. IMPERVIOUS AREA:
EXISTING: 9,642.59 S.F.
PROPOSED: 163,333.88 S.F.
18. PREVIOUS AREA:
EXISTING: 9,642.59 S.F.
PROPOSED: 581,768 S.F.
19. THERE ARE WETLANDS WITHIN THE SITE BOUNDARY.
20. THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
21. THE SITE IS NOT LOCATED WITHIN THE FLOOD ZONE.
22. SUBSEWER SHED: BACK RIVER TREATMENT PLANT
23. WATER SHED: LOWER GUNPOWDER
24. LIGHTING ON SITE WILL NOT REFLECT ONTO ANY ADJACENT LOTS OR PUBLIC STREETS
25. BUILDING SHALL COMPLY TO ALL ADA REGULATIONS.
26. ALL SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING CODE.



BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS •
778 MOUNTAIN BOULEVARD
ATLANTA, GEORGIA 30328
PHONE: (410) 821-7900 FAX: (410) 821-7907

PROJECT: SOKOL, BALTIMORE INC.
PROPOSED COMMUNITY CENTER

DESIGNER: B.M. PITTS
PROFESSIONAL ENGINEER
BALTIMORE COUNTY, MARYLAND
LICENSE NO. 10728

TITLE: SITE PLAN

SALE: 11/15/01
DATE: 11/15/01
PROJECT NO.: 1102086150
DRAWN BY: T.A.C.
CHECKED BY: T.E.M.
DATE: 11/15/01

CONSTRUCTION CHECK: _____
DATE: _____

MISS UTILITY

BEFORE YOU DIG CALL
PROTECT YOURSELF, USE SHIELD
CALL 811 OR VISIT WWW.CALL811.GA

THESE PLANS ARE FOR SPECIAL EXCEPTION AND NOT TO BE UTILIZED FOR CONSTRUCTION

ZONING NOTES

A. AREA REQUIREMENTS:
1. MINIMUM LOT AREA: 12,500 S.F.
2. D.R.3.5 (DENSE RESIDENTIAL) AREA: 12,500 S.F.

B. ROAD FRONTAGE:
REQUIRED: 125'
PROVIDED: 164.28'

C. TOTAL SITE AREA:
REQUIRED: 25,000 S.F.
PROVIDED: 731,178 S.F.

D. ACCESS POINTS:
EXISTING: NONE
PROVIDED: ONE 20' ENTRANCE

E. PARKING:
REQUIRED:
a. ATHLETIC ROADS: 25,000 S.F.±10 SPACES PER 1,000 = 250 SPACES
b. CATERING: 5,000 S.F.±20 SPACES PER 1,000 = 100 SPACES
TOTAL REQUIRED: 350 SPACES
PROVIDED: 301 SPACES INCLUDING 8 HANDICAP SPACES

F. SITE ADDRESS:
610 ELIOT ROAD
PERMITHALL, MD 21128

G. REQUIRED SETBACKS:
FRONT: 0.00'
SIDE: 60'
REAR: 30'

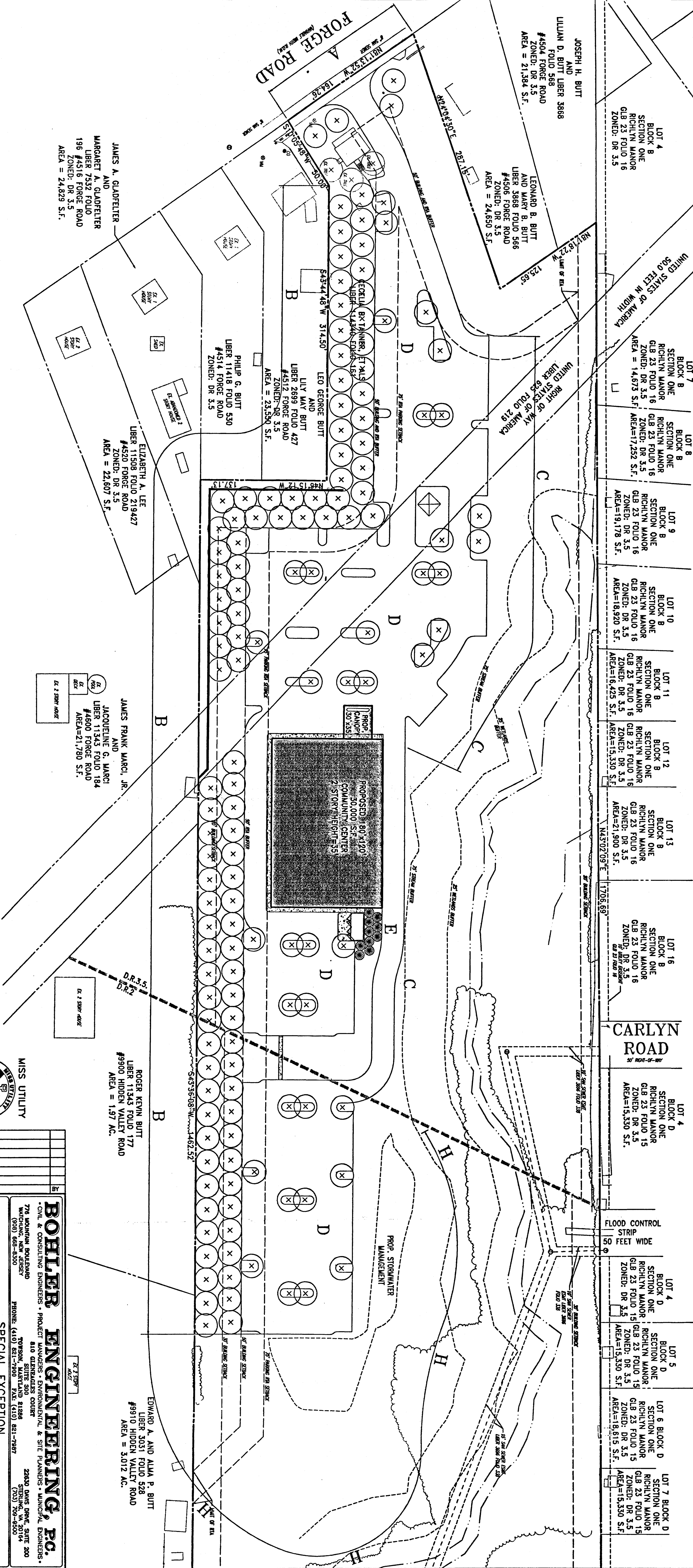
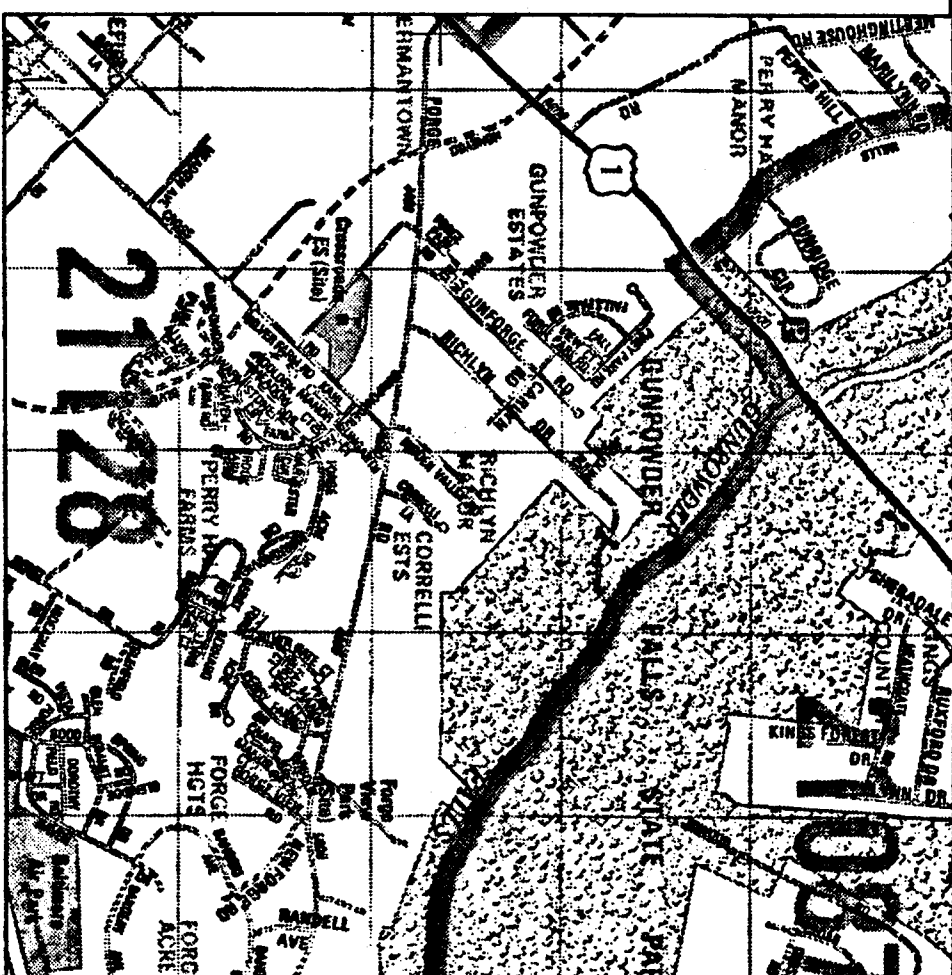
H. ZONING RELIEF:
A. SPECIAL EXCEPTION IN ACCORDANCE WITH SECTION 1801(C)(4) CONSTRUCT A COMMUNITY CENTER ON A D.R. ZONE.
B. A SPECIAL EXCEPTION TO PROVIDE A 50' PARKING TRANSITION IN LIEU OF A 75' PARKING TRANSITION AREA IN ACCORDANCE WITH SECTION 1801(C)(9.0)
C. VARIANCE TO PROVIDE 301 PARKING SPACES IN LIEU OF THE 350 REQUIRED PER SECTION 409(4)

STREET FRONTAGE STREETSCAPE				
KEY	ELEMENT	RATE	LINEAR FEET	PLANNING UNITS PROVIDED
A	ADJACENT TO ROAD	1 P.U./40 L.F.	164.28 L.F.	4 P.U.

PARKING LOTS				
KEY	ELEMENT	RATE	LINEAR FEET	PLANNING UNITS PROVIDED
B	PARKING	1 P.U./5 L.F.	1390 L.F.	99 P.U.
C	ADJACENT TO RESIDENTIAL	1 P.U./5 L.F.	890 L.F.	MAINTAINING EX. VEGETATION
D	PARKING LOT INTERIOR	1 P.U./12 SPACES	301	28 P.U.

TRASH ENCLOSURE				
KEY	ELEMENT	RATE	LINEAR FEET	PLANNING UNITS PROVIDED
E	ADJACENT TO RESIDENTIAL	1 P.U./10 L.F.	50 L.F.	5 P.U.

STORMWATER MANAGEMENT				
KEY	ELEMENT	RATE	LINEAR FEET	PLANNING UNITS PROVIDED
F	PERMEABLE OF CUT	1 P.U./5 L.F.	N/A	N/A
G	PERMEABLE OF FILL	1 P.U./5 L.F.	300 L.F.	NONE REQUIRED
H	PERMEABLE OF EX. WOODS	(-1) P.U./12 SPACES	480 L.F.	-32



THESE PLANS ARE FOR SPECIAL EXCEPTION AND NOT TO BE UTILIZED FOR CONSTRUCTION

BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS •
778 MOUNTAIN BOULEVARD
WATCHUNG, NEW JERSEY 07074
PHONE: (908) 881-7000 FAX: (908) 881-7007

B.M. PITTS
PROFESSIONAL ENGINEER
LICENSE NO. 10774
EXPIRATION DATE: 12/31/2014

SOVA BUILDING, INC.
PROPOSED COMMUNITY CENTER
LANDSCAPE PLAN

DATE: 12/08/09
SHEET NO. 2
OF 2

Rev.	Date	Comment

CONSTRUCTION CHECK: _____ DATE: _____